



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 01/09/01

AGENDA ITEM 2

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Weekes Branch Library Expansion: Approval of Addendum No. 1, Award of Contract, and Appropriation of Funds

RECOMMENDATION:

It is recommended that the City Council approve the attached resolutions that:

1. Approve Addendum No. 1, which provides for minor modifications to the plans and specifications;
2. Award the Contract to Pacific Coast Reconstruction & Building, Inc., of Concord, California in the amount of \$1,426,800; and
3. Appropriate an additional amount of \$537,000 to complete the project.

BACKGROUND:

On November 14, 2000, Council approved the plans and specifications for the subject project and called for bids to be received on December 19, 2000. The project includes construction of approximately 2,800 square feet of expanded collection area, more seating, an expanded children's collection, a young adult area, a new program room including room dividers, and a patio area. The project will also remodel the existing restrooms, replace the existing HVAC system, carpeting, roofing, and window glazing, upgrade the electrical system, and improve seismic reinforcement. Separate fund raising efforts by the Project Legacy Committee will provide for expansion of the adult collection and staff work areas. Addendum No. 1 provides correction, updates, and clarification to the project plans and specifications.

In addition to the base bid, the project plans and specifications included five additive alternate bid items: performance patio, room divider, adult collection expansion, staff work area expansion, and wall paneling.

Eight bids were received ranging from \$1,110,800 to \$1,487,500 for the base bid, and total bid (including five alternate bid items) from \$1,387,620 to \$1,878,275. Pacific Coast Reconstruction & Building, Inc., submitted the low base bid of \$1,110,800, which is approximately 1 percent over the Engineer's Estimate of \$1,100,000. Zovich Construction submitted the second low bid of \$1,180,000, approximately 7 percent over the Engineer's Estimate.

Since this project had alternative bid items, the selection of the low bidder is based on the low base bid not including additive alternatives. The City can still add additive alternatives if, as in this case, additional funds are available. For this reason, the one bidder who is low for the base bid plus all additives is not the apparent low bidder.

Considering funds now available, staff recommends that the award specifically include the following alternate bid items: Alternative 1: Performance Patio for \$28,500; Alternative 2: Room Divider for \$17,500; ~~Alternative~~ 3A: Adult Collection Expansion for \$165,000; and Alternative 3B: Staff Work Area Expansion for \$105,000. These inclusions represent an increase of \$316,000 to the low base bid.

The established goals for this city-funded project were set at 16 percent DBE and 4 percent WBE. The low bidder, Pacific Coast Reconstruction & Building, Inc., will have 4 percent DBE and 4 percent WBE participation. Although the DBE goal will not be met, information submitted by the low bidder documents that a good-faith effort was made to meet the DBE and WBE project goals. All bid documents and licenses are in order, and staff recommends that Council award the contract to Pacific Coast Reconstruction & Building, Inc.

PROJECT COSTS:

Construction (Base Bid and Additive Alternatives)	\$1,426,800
Design & Administration	195,000
Construction Inspection	55,000
Total	<u>\$1,676,800</u>

FUNDING:

A total of \$1,140,000 is programmed in the Capital Improvement Fund of the 2000/01 Five-Year Capital Improvement Program. An additional appropriation of \$537,000 is necessary to complete the project. As indicated earlier in this report, the costs for the expansions of the adult collection and staff work areas (\$270,000 for Alternative 3A and 3B) will be reimbursed by the Project Legacy Committee. The Committee has indicated that these monies have been raised and are available to the City

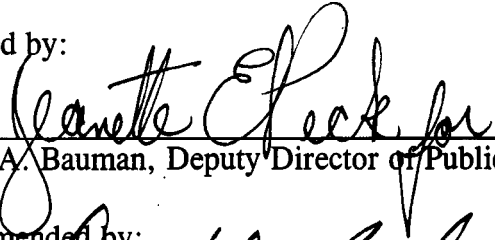
As previously reported, Project Legacy has committed another \$100,000 to be used for separately purchasing shelving, furnishings, and equipment.

SCHEDULE:


The following schedule has been developed for this project.

Begin Construction	February 12, 2001
Complete Construction (with additive alternatives)	September 14, 2001


Prepared by:


Robert A. Bauman, Deputy Director of Public Works

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A: Summary of Bids

CITY OF HAYWARD
WEEKSBRANCHLIBRARYEXPANSION
PROJECT NO. 6918
BIDS OPENED: DECEMBER 19, 2000

(NUMBER OF BIDS RECEIVED -8)

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Exhibit A

BID SUMMARY				ENGINEER'S ESTIMATE		PACIFIC COAST RECONST. 1900 GELBKE LANE CONCORD CA 945200 (925) 676-7447		ZOVICH CONSTRUCTION 2551 W. WINTON AVE., STE 6 "O" HAYWARD CA 94545 (510) 784-1273	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID									
1	1	LS	WEEKES BRANCH LIBRARY EXPANSION	1,039,000.00	1,039,000.00	1,045,000.00	1,045,000.00	1,110,000.00	1,110,000.00
2	1	LS	BUILDERS RISK INSURANCE	1,000.00	1,000.00	5,800.00	5,800.00	10,000.00	10,000.00
3	1	LS	ADMINISTRATIVE CHANGE ORDERS	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
			TOTAL		1,100,000.00		1,110,800.00		1,180,000.00
ADDITIVE ALTERNATE BID ITEMS									
1	1	LS	PERFORMANCE PATIO	25,000.00	25,000.00	28,500.00	28,500.00	40,000.00	40,000.00
2	1	LS	ROOM DIVIDER	22,000.00	22,000.00	17,500.00	17,500.00	11,000.00	11,000.00
3A	1	LS	ADULT COLLECTION EXPANSION	223,000.00	223,000.00	165,000.00	165,000.00	180,000.00	180,000.00
3B	1	LS	STAFF WORK AREA EXPANSION	120,000.00	120,000.00	105,000.00	105,000.00	120,000.00	120,000.00
4			DELETED		-		0.00		0.00
5	1	LS	WALL PANELING	30,000.00	30,000.00	29,500.00	29,500.00	40,000.00	40,000.00
			TOTAL ADDITIVE ALTERNATIVE ITEMS		420,000.00		345,500.00		391,000.00
TOTAL BASE BID & ADDITIVE ALTERNATIVE					1,520,000.00		1,456,300.00		1,571,000.00

CITY OF HAYWARD
WEEKESBRANCHLIBRARYEXPANSION
PROJECT NO. 6918
BIDS OPENED: DECEMBER 19, 2000

(NUMBER OF BIDS RECEIVED -8)

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BID SUMMARY				ENGINEER'S ESTIMATE		PENCON 3420 FOSTORIA WAY, STE G SAN RAMON CA 94583 (925) 866-9035		SAUSAL CORPORATION 422 WHITNEY STREET SAN LEANDRO CA 94577 (510) 568-6600	
TEM	QUANTIT'	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			BASE BID						
1	1	LS	WEEKES BRANCH LIBRARY EXPANSION	1,039,000.00	1,039,000.00	1,110,000.00	1,110,000.00	1,140,000.00	1,140,000.00
2	1	LS	BUILDERS RISK INSURANCE	1 ,000.00	1 ,000.00	15,000.00	15,000.00	1 ,000.00	1 ,000.00
3	1	LS	ADMINISTRATIVE CHANGE ORDERS	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
			TOTAL		1,100,000.00		1,185,000.00 *		1,201 ,000.00
			ADDITIVE ALTERNATE BID ITEMS						
1	1	LS	PERFORMANCE PATIO	25,000.00	25,000.00	12,000.00	12,000.00	44,300.00	44,300.00
2	1	LS	ROOM DIVIDER	22,000.00	22,000.00	15,250.00	15,250.00	8,400.00	8,400.00
3A	1	LS	ADULT COLLECTION EXPANSION	223,000.00	223,000.00	265,000.00	265,000.00	166,400.00	166,400.00
3B	1	LS	STAFF WORK AREA EXPANSION	120,000.00	120,000.00	100,000.00	100,000.00	94,800.00	94,800.00
4			DELETED				0.00		0.00
5	1	LS	WALL PANELING	30,000.00	30,000.00	5,120.00	5,120.00	41,300.00	41,300.00
			TOTAL ADDITIVE ALTERNATIVE ITEMS		420,000.00		397,370.00		355,200.00
TOTAL BASE BID & ADDITIVE ALTERNATIVE					1,520,000.00		1,582,370.00		1,556,200.00

* TOTAL DIFFERENT THAN
SUBMITTED BID

CITY OF HAYWARD
WEEKESBRANCHLIBRARYEXPANSION
PROJECT NO. 6918
BIDS OPENED: DECEMBER 19, 2000

(NUMBER OF BIDS RECEIVED -8)

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BID SUMMARY				ENGINEER'S ESTIMATE		KAMA, LIMITED P.O. BOX 1390 ELVERTA CA 95626 (800) 997-2828		JOHN PLANE CONST., INC. 833 MAHLER RD., STE 18 BURLINGAME CA 94010 PHONE	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			BASE BID						
1	1	LS	WEEKES BRANCH LIBRARY EXPANSION	1,039,000.00	1,039,000.00	1,173,990.00	1,173,990.00	1,235,395.00	1,235,395.00
2	1	LS	BUILDERS RISK INSURANCE	1,000.00	1,000.00	3,000.00	3,000.00	2,397.00	2,397.00
3	1	LS	ADMINISTRATIVE CHANGE ORDERS	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
			TOTAL		1,100,000.00		1,236,990.00		1,297,792.00
			ADDITIVE ALTERNATE BID ITEMS						
1	1	LS	PERFORMANCE PATIO	25,000.00	25,000.00	31,000.00	31,000.00	11,400.00	11,400.00
2	1	LS	ROOM DIVIDER	22,000.00	22,000.00	9,100.00	9,100.00	27,500.00	27,500.00
3A	1	LS	ADULT COLLECTION EXPANSION	223,000.00	223,000.00	47,660.00	47,660.00	228,000.00	228,000.00
3B	1	LS	STAFF WORK AREA EXPANSION	120,000.00	120,000.00	31,870.00	31,870.00	140,000.00	140,000.00
4			DELETED				0.00		0.00
5	1	LS	WALL PANELING	30,000.00	30,000.00	31,000.00	31,000.00	65,000.00	65,000.00
			TOTAL ADDITIVE ALTERNATIVE ITEMS		420,000.00		150,630.00		471,900.00
			TOTAL BASE BID & ADDITIVE ALTERNATIVE1		1,520,000.00		1,387,620.00		1,769,692.00

• TOTAL DIFFERENT THAN
SUBMITTED BID

CITY OF HAYWARD
WEEKESBRANCHLIBRARYEXPANSION
PROJECT NO. 6918
BIDS OPENED: DECEMBER 19, 2000

(NUMBER OF BIDS RECEIVED -8)

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BID SUMMARY				ENGINEER'S ESTIMATE		KRAMA, INC. 600 16TH STREET, STE 214 OAKLAND CA 94612 (510) 763-3041		BAY CONSTRUCTION CO. 460 BOULEVARD WY OAKLAND CA 94610 (510) 658-7225	
ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			BASE BID						
1	1	LS	WEEKES BRANCH LIBRARY EXPANSION	1,039,000.00	1,039,000.00	1,260,000.00	1,260,000.00	1,423,000.00	1,423,000.00
2	1	LS	BUILDERS RISK INSURANCE	1,000.00	1,000.00	15,000.00	15,000.00	4,500.00	4,500.00
3	1	LS	ADMINISTRATIVE CHANGE ORDERS	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00
			TOTAL		1,100,000.00		1,335,000.00		1,487,500.00
			ADDITIVE ALTERNATE BID ITEMS						
1	1	LS	PERFORMANCE PATIO	25,000.00	25,000.00	14,000.00	14,000.00	62,000.00	62,000.00
2	1	LS	ROOM DIVIDER	22,000.00	22,000.00	21,000.00	21,000.00	12,000.00	12,000.00
3A	1	LS	ADULT COLLECTION EXPANSION	223,000.00	223,000.00	115,000.00	115,000.00	198,000.00	198,000.00
3B	1	LS	STAFF WORK AREA EXPANSION	120,000.00	120,000.00	92,000.00	92,000.00	84,000.00	84,000.00
4			DELETED				0.00		0.00
5	1	LS	WALL PANELING	30,000.00	30,000.00	25,000.00	25,000.00	34,775.00	34,775.00
			TOTAL ADDITIVE ALTERNATIVE ITEMS		420,000.00		267,000.00		390,775.00
			TOTAL BASE BID & ADDITIVE ALTERNATIVE		1,520,000.00		1,602,000.00		1,878,275.00

D R A F T

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING ADDENDUM NO. 1 FOR THE
WEEKES BRANCH LIBRARY EXPANSION PROJECT,
PROJECT NO. 6918, AND AWARDED CONTRACT TO
PACIFIC COAST RECONSTRUCTION & BUILDING, INC.

WHEREAS, Addendum No. 1 was issued to provide for minor modifications, including correction, updates and clarification to the **Weekes** Branch Library Expansion Project, Project No. 6918, Plans and Specifications; and

WHEREAS, on November 14, 2000, the City Council approved the plans and specifications for the **Weekes** Branch Library Expansion Project, Project No. 6918, and called for bids to be received on December 19, 2000; and

WHEREAS, eight bids were received ranging from \$1,110,800 to \$1,487,500 for the base bid, and total bids (including five alternate bid items) from \$1,387,620 to \$1,878,275, and Pacific Coast Reconstruction & Building, Inc. submitted the low base bid in the amount of \$1,110,800 which is 1 percent higher than the Engineer's Estimate of \$1,100,000 and the second low base bid of \$1,180,000 submitted by Zovich Construction is approximately 7 percent over the Engineer's Estimate; and

WHEREAS, considering funds now available, staff recommends that the award specifically include the following alternate bid items: Alternative 1 - Performance Patio for \$28,500; Alternative 2 - Room Divider for \$17,500; Alternative 3A - Adult Collection Expansion for \$165,000; and Alternative 3B - Staff Work Area Expansion for \$105,000 for a total increase of \$316,000 to the low base bid of \$1,110,800 by Pacific Coast Reconstruction & Building, Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that Addendum No. 1 is hereby approved and adopted as part of the plans and specifications for the project.

BE IT FURTHER RESOLVED that Pacific Coast Reconstruction & Building, Inc. is hereby awarded the contract for the **Weekes** Branch Library Expansion Project, Project No. 6918, in accordance with the plans and specifications adopted **therefor** and on file in the **office** of the City Clerk of the City of Hayward at and for \$1,426,800 (\$1,110,800 base bid plus additive alternatives for a performance patio, room divider, adult collection expansion and staff work area expansion in the amount of \$316,000), the price named and stated in the bid of the hereinabove specified bidder, and all other bids are hereby rejected.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized and directed to execute an agreement with Pacific Coast Reconstruction & Building, Inc. for the award of the contract on behalf of the City of Hayward, in an amount not to exceed \$1,426,800 for the Weekes Branch Library Expansion Project, Project No. 6918, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

A B S E N T :

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

mae
1/4/01

RESOLUTION AMENDING RESOLUTION NO. 00-089,
THE BUDGET RESOLUTION FOR CAPITAL PROJECTS
FOR FISCAL YEAR 2000-2001, AUTHORIZING AN
APPROPRIATION OF FUNDS FOR THE **WEEKES**
BRANCH LIBRARY EXPANSION PROJECT, PROJECT
NO. 6918; AND FOR TRANSFER OF FUNDS FOR THE
PURCHASE OF RECYCLED MATERIALS

WHEREAS, the estimated costs for the **Weekes** Branch Library Expansion Project, Project No. 6918 exceeds the current appropriation by \$537,000 and it is recommended that this amount be appropriated in the Capital Improvement Fund of the **2000/01** Five-Year Capital Improvement Program for completion of this project; and

WHEREAS, another \$47,000 is available for transfer from the Recycling Fund to the Capital Improvement Fund for the purchase of recycled content construction materials.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward that Resolution No. 00-089, the Budget Resolution for Capital Projects for fiscal year 2000-2001, is hereby amended appropriating \$537,000 in the Capital Improvement Fund of the **2000/01** Five-Year Capital Improvement Program to the **Weekes** Branch Library Expansion Project, Project No. 6918.

BE IT FURTHER RESOLVED that Council approves the transfer of **\$47,000** from the Recycling Fund to the Capital Improvement Fund for the purchase of recycled materials.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward